

# FOR LEASE



1,500 SF SPACE | 11440 VENTURA BOULEVARD | STUDIO CITY

## OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (NNN)
NNN Charge:	\$0.99 PSF
Building Size:	11,256 SF
Available SF:	1,500 SF
Parking:	3.2 : 1,000
Year Built:	1987
Lot Size:	0.35 Acres
Traffic Count	39,795 Cars Per Day

## PROPERTY HIGHLIGHTS

- Pride of Ownership Strip Center
- High Visibility of Ventura Boulevard
- Located Walking Distance to CBS Studios
- Monumental & Building Signage
- On-Site Parking Attendant
- Join Local Service Tenants & Kazu Sushi
- Exposed Ceiling
- Kitchenette & Server Room
- Open Floor Plan

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# ADDITIONAL PHOTOS



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# SITE PLAN



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# AERIAL WEST VIEW



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# AERIAL EAST VIEW



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# LOCATION MAP



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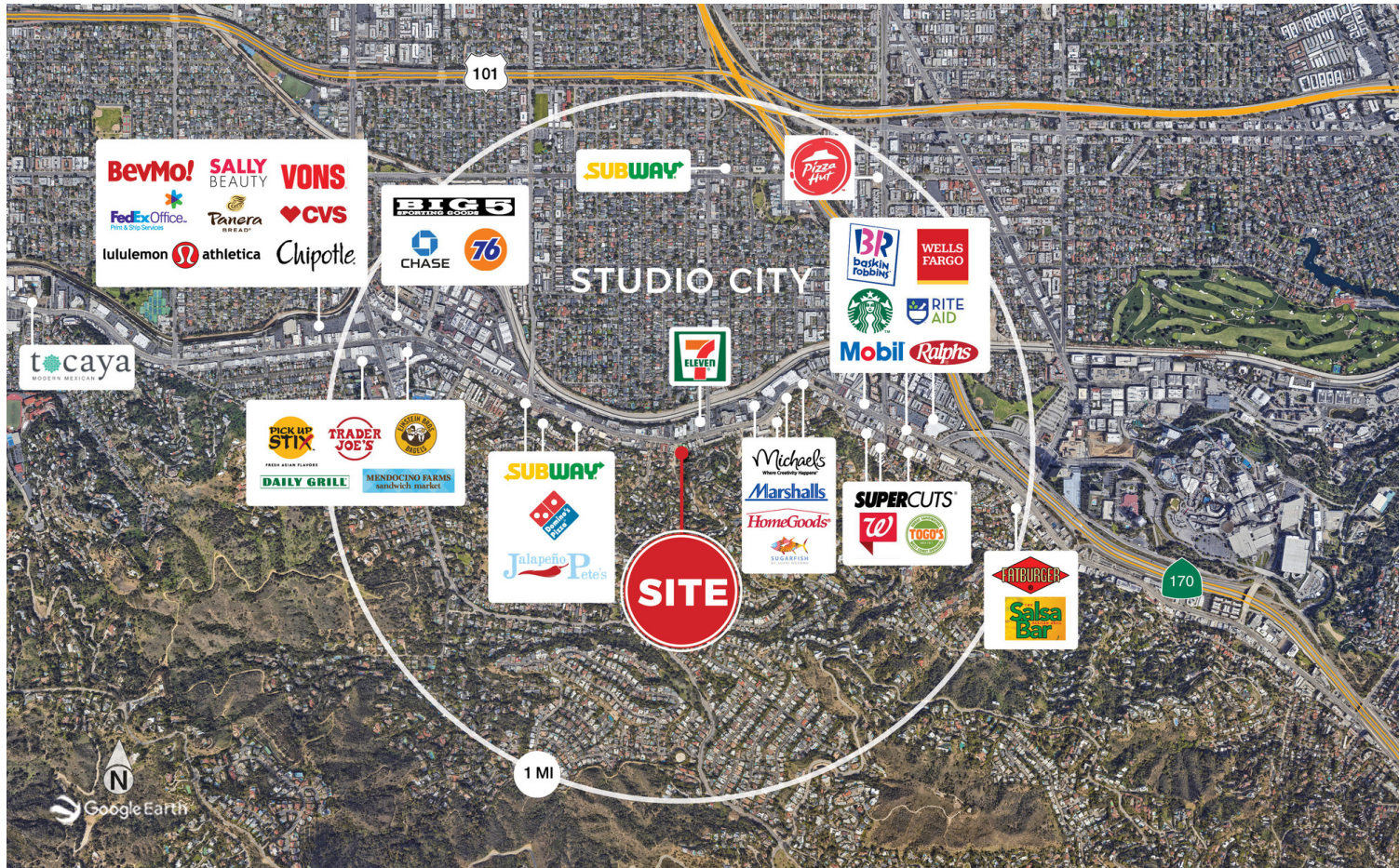
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# RETAILER MAP



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# STUDIO CITY OVERVIEW



Studio City is a charming suburb of Los Angeles nestled at the base of the Santa Monica Mountains in the San Fernando Valley and lies just north of the Hollywood Hills, with Ventura Boulevard cutting east to west, “Ventura Corridor”, and is split by famed Laurel Canyon Boulevard. It was here on a 20-acre campus that Mac Sennett set up a film studio in the 1920s and later became CBS Studio Center (renamed Radford Studio Center), and is the centerpiece of the Studio City. Today Studio City is home to an estimated 40,000 and is a hub for the entertainment industry. The community offers residents an urban suburban mix feel with a lot of bars, restaurants, coffee shops, and parks within walking distance, and great hiking up Wilacre Park Trail in Fryman Canyon. It is home to highly rated Carpenter Elementary School, and prestigious private schools Campbell Hall and Harvard-Westlake. These amenities, along with a luxury community of hillside homes with a median price of \$1.6 million, have earned Studio City the No. 9 ranking (of 113) in Niche’s Best Neighborhoods to Live in L.A. and No. 20 “Best Neighborhoods for Millennials.” StreetAdvisor.com ranks Studio City the No. 3 Best Neighborhood in L.A.”

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# RADFORD STUDIO CENTER



## REDEVELOPMENT PLAN

Radford Studio Center, the storied movie lot in Studio City formerly known as CBS Studio Center, that has been home to generations of landmark television shows, is set to get a \$1-billion upgrade to expand its facilities and bring them further into the digital age. Hackman Capital Partners and Square Mile Capital Management, owners of the Radford Studio Center, have submitted plans to Los Angeles officials to revamp and enlarge the aging studio and broadcasting complex, adding as much as 1 million square feet of new soundstages, production facilities and offices with work running in phases through 2028. Currently Los Angeles and other production hubs still face a shortage of studio space with locations operating at close to 100% capacity, sometimes with long waitlists that force productions elsewhere, with demand well outstripping supply. The L.A. County Economic Development Corporation cities when completed the Radford plan would result in \$2.37 billion in total economic output during construction, generate \$5.5 billion annually and support an estimated 8,070 direct jobs.

Specifically, the plan includes:

- \* Capacity for 20-25 modern, purpose-built soundstages
- \* Flexible production offices and support facilities located adjacent to stages
- \* General Office Space
- \* Preservation of historic portions of the studio
- \* Activation of the Los Angeles River Master Plan, connecting bicyclists and pedestrians to trails
- \* Improved site ingress/egress through two new studio gates; simplified, as well as streamlined internal circulation
- \* Ample onsite basecamp and parking
- \* "A robust transportation demand management program and "new multi-modal mobility hubs"
- \* Enhanced public and pedestrian experience
- \* Sustainability features throughout, including a commitment to an all-electric studio

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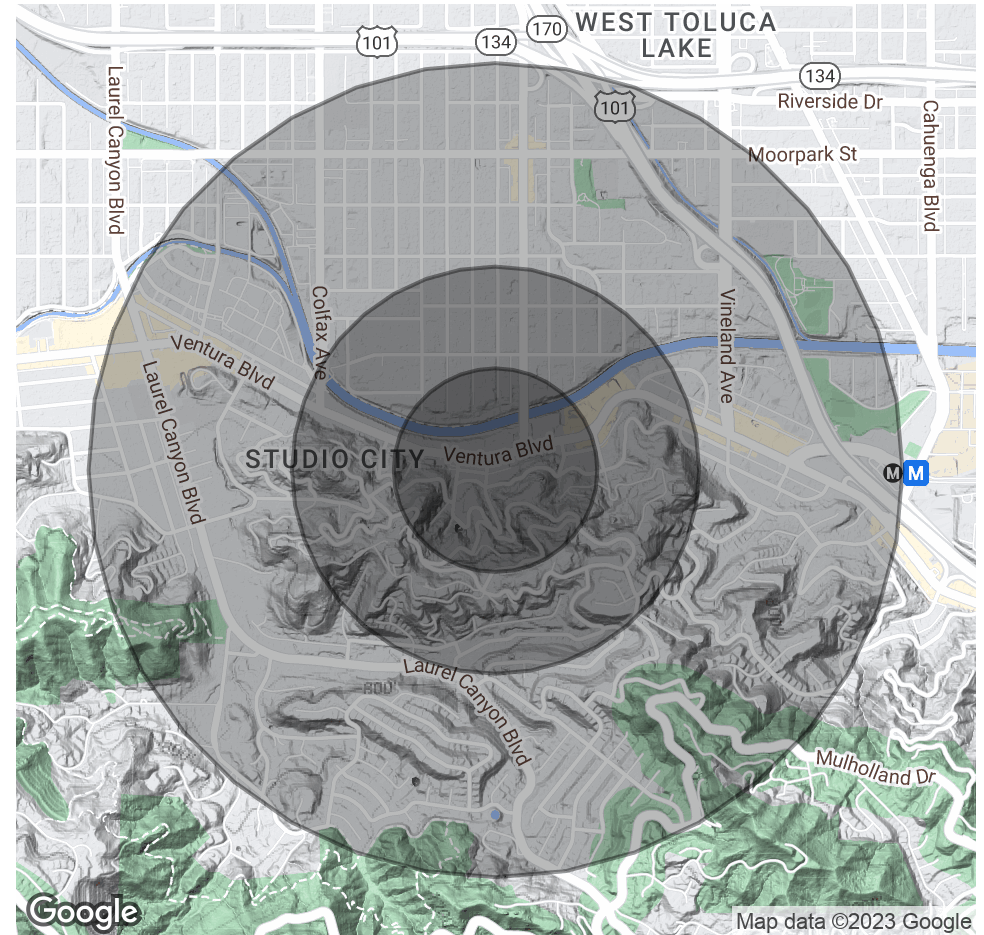
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,692	6,022	22,708
Average Age	39.4	41.4	41.9
Average Age (Male)	39.4	40.9	41.5
Average Age (Female)	40.3	42.5	42.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	823	2,808	11,520
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$164,983	\$168,964	\$143,456
Average House Value	\$1,004,369	\$1,101,698	\$976,674

\* Demographic data derived from 2020 ACS - US Census



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